

## BLANCHARD ADVOCATES SQUARE DEAL FOR THE HOMESEEEKER

In a recent issue of the Reclamation Record, Statistician C. J. Blanchard utters a plea for the protection of the homeseekers who come to the various projects to purchase land, and in the article, Mr. Blanchard asks:

"Can not means be found which will insure the homeseeker a square deal? Is it not possible to organize in each community a committee to advise and direct the newcomer in his investments?"

"Surely, the man who comes to make a growing country his home, to invest his capital and industry, and raise his family there, is a greater asset to the community than the man who is selling out. As we see it, the water users' associations have a grave duty to perform in this connection."

Confronted by the very problem pointed out by Mr. Blanchard the Elephant Butte Water Users' Association came to a realization of the "grave duty" he mentions, states H. B. Link, secretary of Agriculture, at Las Cruces, New Mexico.

The employment of a sales agent had long been talked of, and a plan for the operation of the Immigration Bureau of the Association to that end had been outlined more than a year before. It was not carried into effect, however, for a number of reasons, not the least of which was the fact that the real estate men of the section had done yeoman service in developing the Rio Grande valley and bringing it to the front.

The stubborn fact remained, however, that the proper results were not being shown. A publicity fund of \$500 a month was being spent, and all too few people were being located on farms in the valley. A mailing list of over 5,000 names had been built up, yet the people representing those names had not been brought to see the lands, and if they came, they did not average a high per centage of purchases.

As Mr. Blanchard pointed out, the water users' associations are composed directly of owners of lands under the projects, and it is by assessments on their lands that the expenses of the associations are met.

The Elephant Butte project is unique among the other projects of the Reclamation Service in that virtually all the lands under it are in private ownership. North of the Texas-New Mexico line there have been 110,000 acres of land signed for irrigation under this project. About 65,000 acres of this land were in cultivation last year, and of this amount, many thousands of acres are held by people in excess of the limit placed on individual holdings by the government.

The problem then remains to get the uncultivated lands to producing something, and in particular to dispose of the excess holdings. It is a problem in which every water user is directly interested, since the colonization of the valley involves the selection of his future neighbors and fellow citizens. What could be more reasonable, then, than that the owners should sell their own lands? And,

by way of answering this question, the directors of the Elephant Butte Water Users' Association decided to employ a sales agent.

To do this work, J. F. Findlay was selected. He is an old-time resident of the valley, and knows it from the big dam to the state line; he knows its people (both Mexican and American), and is familiar with local conditions. A graduate of Edinburgh (Scotland) University, he is well equipped generally for his work. Mr. Findlay is paid a salary, and furnishes a dependable little "Ford" in which to carry homeseekers to see the lands in which they might be interested.

The land owners under the project have been invited to list their holdings with the association for sale. No exclusive option has been asked, but it has been pointed out that lands are being listed from every section of the valley, and that those are certain to be sold which offer the best terms, and which are listed at the most reasonable prices. After a strenuous campaign waged through the Immigration Bureau, a large number of the owners were induced to be satisfied with a stipulation of 6 per cent interest on deferred payments, where formerly 8 and 10 per cent had been asked.

In organizing and launching this work, the Immigration Bureau took as its motto "The interest of the purchaser is our first consideration," and from this basis it has not deviated. In the newspapers, in the president's monthly letter to the water users, and in various meetings that have been held over the project, the point has been stressed time after time, that this policy must be maintained; and the idea is fast taking hold.

A commission of 5 per cent is now charged the landowner on the sales made. The money derived from the commissions is placed to the credit of the Immigration Bureau and is used to help defray the expenses of the Immigration and publicity campaign of the association. It was hoped when the plan was initiated that the receipts from this source would meet the additional expense of the new branch of the work by the close of the first six months of its operation. Less than three months have passed, and the sales agent is no longer a liability of the bureau. In other words, the commissions have just passed the aggregate expense mark of the sales department for the three months. This is the way it works:

A North Dakota wheat farmer came to Las Cruces. He had been "the rounds" of the real estate men in Paso. He found nothing that suited him at a price that he was willing to pay. He was taken by the Immigration Bureau to see a number of tracts, and found the right one the first afternoon that he was out. He ordered a deed made and abstracts drawn, and considered the deal closed. The Immigration Bureau had not severed its connection with him, however, nor lost its interest. An investigation of the status of the land was begun, and it developed that this particular tract owed \$2.50 an acre to the community ditch under which it would be irrigated, and that water could not be secured until the item had been paid. The North Dakota man was notified of the fact, negotiations were halted until the money had been paid, and the purchaser was saved the inconvenience and loss which he would undoubtedly have experienced under another system of sale, for water rents are not shown on abstracts.

It is useless to say that the purchaser appreciated the protection thus afforded him. Since then he has come back to the Immigration Bureau for advice with reference to the development of the land. Mr. Findlay has helped him arrange for his clearing and grubbing contracts. He purchased good land at a reasonable price; he is a satisfied settler, and he is going to succeed. Furthermore, he is going to be helped by the association in every way possible. It is a part of the policy.

One more example will suffice: A young civil engineer, who has an acquaintance with soils and conditions over the various irrigation projects of the West, came here about six months ago with the avowed intention of buying enough land for a home. He, too, went the rounds of the real estate dealers without finding anything that he wanted at the prices offered. He was the most particular purchaser, admittedly, that ever came to the valley. He wanted land for a pear orchard, and it had to suit his ideas, not only as to surface soil, but as to subsoils for a depth of 10 feet.

Fully a dozen tracts were found that suited as to location, price, and surface soils, but the engineer took his 10-foot augur and was never exactly suited with the arrangement of the subsoils. Three days were spent in boring holes in various tracts before the right one was found, and another settler was located under the Elephant Butte project, on a sound basis, pleased in every particular. These are two examples of the work that is being done under this plan.

A number of advantages of this plan over any other are daily being brought out. At Las Cruces the offices of the water users and those of the Reclamation Service are in adjoining suites in the same building. The contours, irrigable areas, exact acreages, and other particulars of vital importance are always available. Uncle Sam's boys have the habit of doing their work thoroughly, and more may be learned about the lay of a piece of land, and about the facility with which it may be irrigated, as well as about the exact acreage that may be susceptible of irrigation, from these maps than anyone but an engineer could tell from looking over the tract itself. The books of the commissioners of the various ditches (the community ditch system prevails under the Elephant Butte project in New Mexico) are always open to the immigration bureau, and every means for protecting the interest of the purchaser is direct at hand.

Another advantage is following the operation of this plan rather as a matter of course. People are listing their lands with the Immigration Bureau who had consistently heretofore refused to list them with any real estate dealer, preferring to wait the chance of finding a buyer themselves. In other words, the plan is meeting with the approval of the home people under the project.

The plan is being extended somewhat, too, and now includes the leasing, as well as the sale, of lands. The complications increase in this line of the work, for there are more men wanting to lease lands than there are owners wanting to lease; and too few owners are willing to make long terms on their property. Many, however, have tired of renting to Mexicans, and these are listing occasional tracts for leasing to good American farmers.

The ramifications of the work are daily growing. From a mere publicity bureau, this department is becoming a center of human interest. The co-operation and good will of the farmers is being gained, and it is not too much to say that the varied interests of the people under the project will be more harmonized through this work as time goes on. Making better farmers of those now living on the lands under the project by encouraging dairying, hog raising, and other money-making industries is another branch of the work that is being pushed by the Immigration—"but that is another story."

A dozen rifles have been discovered near Brownsville, hidden in a grave. Merely an illustration of cause and effect.—Corpus Christi Caller.

## CONTRACT AWARDED FOR THE DOME ROAD

The county board of supervisors yesterday opened bids, as advertised for six and eight-tenths miles of gravel base road out of Dome for \$1,353.30 per mile, and the road is to cost \$9,000.70. The bids were as follows:

H. A. Griffin—Excavation, 17 cents per yard; surfacing, 74 cents per yard.

A. E. McBeath—Excavation, 17.8 cents per yard; surfacing, 49½ cents per yard.

George W. Norton—Excavation, 16 cents per yard; surfacing, 75 cents per yard.

J. H. Maxey—Excavation, 20 cents per yard; surfacing, 40 cents per yard.

John Mulligan—Excavation, 14.9 cents per yard; surfacing, 39.9 cents per yard.

## DID PERFUMED NOTE SCARE BRITISH LION?

(Associated Press)  
WASHINGTON, Dec. 8.—The requisitioning by the British government of the American steamer Hocking at Halifax has been postponed three weeks. Secretary of State Lansing has been notified that the American note of protest is believed to be the cause for the delay.

Occasionally there is a man who tries to disguise his shiftlessness with the theory that he is a Deep Thinker.—Arlinson Globe.

## \$100,000 A MONTH OUT OF OLD VULTURE MINE

(By Charles F. Willis)

Fifteen miles to the west of Wickenburg is one of the oldest mining locations in the state of Arizona. In 1863 George Wickenburg, for whom the town was named, located the property called the Vulture. Mr. Wickenburg and his associates mined from 1863 to 1889 on the rich oxidized ores of the surface, hauling to the Hassayampa river for treatment. Those were days when the history of the state was being made. A thriving and prosperous camp from the start, a true frontier spirit, troublesome Indians and bandits certainly kept the little band from being lonesome while they daily extracted the gold from the Vulture ore.

No money in existence in those parts, the men were paid with weighed chunks of the bullion, and purchases were made in the same medium of exchange. In 1881, an 80-stamp mill was erected, all of the machinery being brought by wagon from the Colorado river, and plans were made for largely increased production, but this did not last long. The deposit pinched out and a fault was encountered, entirely cutting off the ore body. More or less desultory work was then done trying to find the continuation of the ore body, but with no success.

For over 20 years the producer of long ago lay idle until a Boston corporation with a peculiarly good nose for tracing faults came along and purchased the property. Within two years the ore bodies were located, bigger and better than ever; a new mill was constructed and since 1910 about \$100,000 a month in bullion has been shipped from the property, and there are many successful years to come.

The property is a small one, employing only about 200 men, but it is well equipped and has an ideal concentrating and cyaniding ore. It is like the ghost of an old mine arising after the sleep of 20 years.

The Vulture is one of the most valuable of the gold properties within the state, and has a record of success behind it that can hardly be equalled by any other.

## BREEZY NEWS NOTES IN AND AROUND GADSDEN

Reports from Gadsden show great business activity, both in the town and in the vicinity. C. W. Ingham, of the townsite company, has just completed his residence, and will occupy it in a few days.

Wm. Knox has his five room house nearly finished.

The framing of Mr. Kensey's house is up and work on it is progressing rapidly.

Mr. Johnson is preparing to build a second house for himself. The house in which he now resides, will be occupied by the pastor of the M. E. church.

The finishing touches are now being put on the Catholic church.

Carpenters yesterday began the work of building a garage for Leo Turner. When this is completed, Mr. Turner will live in it temporarily until his residence can be built.

The vegetables on the truck gardens are growing splendidly. Tables in the hotel and in private families are being supplied with lettuce, spinach, turnips and other greens from the young plants taken out of the ground in the process of thinning.

The school boys are donating a great deal of time to practicing baseball. They resort to the ball ground every afternoon after school, and with them goes Prof. Baker, one of the most enthusiastic ball tossers of the bunch.

## CONDITIONS IMPROVE ALONG THE BORDER

(Associated Press)  
WASHINGTON, D. C., Dec. 8.—Governor Ferguson, of Texas, yesterday gave President Wilson an optimistic view of conditions along the Mexican border and in Mexico itself.

The governor told the president that the recognition of General Carranza had gone far toward the resumption of order and he predicted the speedy elimination of General Villa from revolutionary affairs.

The governor said: "Texas has been the Belgium of the Southwest for a long time."

There are rumors that China is going back to a monarchy. It takes more than a haircut to make a republican.—Rochester Post Express.

## REPUBLICANS AND DEMOCRATS WILL CO-OPERATE FOR DEFENSE

(Associated Press)

WASHINGTON, Dec. 8.—The Republicans will make no partisan fight on the national defense plan unless the measure is framed by the Democratic caucus. Senator Gallinger told President Wilson today that the Republicans wanted the army and navy strengthened, and that they are willing to co-operate with the Democrats on this vital question.

## MUCH SPECULATION AS TO ROYAL MARRIAGE

(Associated Press)

LONDON, Dec. 6.—Speculation as to royal marriages, always a lively topic of gossip, has been increased since the war began, for the field of possibilities as far as the royal houses of Great Britain and Russia are concerned has been narrowed by the war.

Thoughts of marriage between the princes or the princesses in Buckingham Palace with anybody of Hohenzollern associations are now out of the question. Meanwhile the Prince of Wales is in his 22nd year, his brother Albert will be 20 on December 14, and the Princess Victoria passed her eighteenth birthday in April last. The three younger brothers range from 15 to 10 years of age so their brides need not cause the royal parents any concern yet awhile.

The choice of the next Queen of Great Britain is of such importance that even this great war can not obscure the popular interest in the selection of a wife for the Prince of Wales, and it is recalled that while he is 22 now, his father was married to the Princess of Teck when he was 28 years old and his grandfather married Queen Alexandra when he was not as old as the Prince is now.

## FEDERAL GRAND JURY AFTER CONSPIRATORS

(Associated Press)

SAN FRANCISCO, Dec. 8.—Witnesses are here for the resumption of the federal grand jury's investigation into the alleged German dynamite plots to destroy ships and munitions plants.

Federal authorities were prepared to present further testimony against Charles C. Crowley, under arrest on charges of conspiracy to destroy ships and munitions plants and to destroy commerce with the allies, and Wilhelm von Brincken, attache of the German consulate in this city. Indictments of the two men, it is stated, will be asked by the United States district attorney's office.

Crowley was yesterday identified by B. L. Harris, stoker on the Seattle fireboat Shogualmie, as the man who visited him and Louis Boyle, pilot of the vessel, shortly after an explosion that on May 30 destroyed fifteen tons of dynamite on a barge.

Von Brincken and Crowley are out on \$10,000 bail.

## DRILLING CITIZENS IN STRIKE DISTRICT

(Associated Press)

PHOENIX, Dec. 8.—While denying reports that strikers and other citizens in the Clifton district, where copper miners have been on strike since last September, are being enlisted for possible militia duty, C. W. Harris, adjutant general admitted here today that 300 citizens at Clifton and Morenci were being drilled by militia officers.

These persons requested Captain F. W. Hall, commanding the militia camp, to give them military instructions during leisure time of the officers. Adjutant General Harris added, and the action has no bearing on the strike situation.

Greece is like the fellow who pretends to be a coward to having it said of him: "Doesn't he look natural?"—Albany Journal.

## STANDARD OIL TANKS REPORTED SAFE IN PORT

(Associated Press)

LONDON, Dec. 8.—American tanker Cunipaw is reported sunk by submarine off the coast of Tripoli, arrived at Alexandria, according to a Lloyd's dispatch.

NEW YORK, Dec. 8.—The Standard Oil offices received a confirmation dispatch of the safety of the safety of the Cunipaw. What vessel actually sunk is now a mystery. A message came from the Cunipaw's captain, who said he expected to leave Alexandria Tuesday. Ship therefore may have been torpedoed after leaving the Egyptian port.

## EXPORT PETROLEUM ADVANCES 25 POINTS

(Associated Press)

NEW YORK, Dec. 8.—The Standard Oil company of New York today advanced the price of refined petroleum for export 25 points, making cases 10.50 cents per gallon, tanks 4.75 cents, and standard white in barrels at 8.40 cents.

## PATRIOT GUJARDO CLEARED; HAS GOOD WILL OF HONEST PEOPLE

The criminality of the parties responsible for the arrest of Judge Jose Guajardo yesterday at Tucson, is shown very clearly by the following telegram:

Calexico, Cal., Dec. 6.  
Yuma Daily Examiner,  
Yuma, Arizona.

It is untrue that Lawyer Jose F. Guajardo has robbed this government of \$50,000. His doings have always been patriotic and clear, and he went out of Lower California carrying with him the good will of all honest people. For a sense of justice, I ask you to publish this telegram and deny whatever news is given which tends to the contrary.  
E. CANTU,  
Governor and Military Commander.

The above telegram came direct from Governor Cantu, of Lower California in response to the telegram from this paper asking for the facts covering a charge so serious.

The reply from the one man who is in a position to give the facts, ought to be satisfactory to all honest men and to this class our friend, Judge Guajardo belonged. That his political enemies would try to crush him is not surprising, but that the sheriff and others at El Centro should lend a hand to such a dastardly plot when the truth was easily obtained close by, is not so clear.

If the reputation of an honorable man and his family is held in such light regard by American officials, as was the case at El Centro and at Tucson, where the arrest was made, what grounds have we, as Americans, to criticize the miscarriage of justice now going on daily in our sister republic?

Judge Guajardo was immediately released when friends learned of his predicament at Tucson, but the fact remains that a great injustice was perpetrated and it is hoped that those responsible for it will be punished.

Judge Guajardo has recently resigned from the responsible position as right hand adviser of Governor Cantu, and was on his way east to join his family, stopping off in Yuma to visit with friends last Sunday, and later leaving for Tucson, where he was arrested upon his arrival, charged with absconding with \$50,000 of Gov. Cantu's money, also with assaulting

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U. S. customs officers in Imperial valley—all pure fabrication, which only goes to show to what depths some men will go to "get" an opponent, even if he be an honest man.

## SCHOOL NOTES FROM THE MINING CAMPS

The schools in the mining camps are small this year but if the present activity in mining matters continues and increases, the schools will have more pupils before the year closes. These small schools with excellent teachers afford excellent opportunities for eager pupils to make rapid progress.

Miss Myrtle Anderson, a graduate of Tempe Normal School, is the teacher at Bouse. She has fourteen pupils enrolled, three of whom hold eighth grade diplomas and are doing advance work. The building has been newly painted inside and out and is fresh and inviting.

Quartzite school has one pupil doing advanced work. The teacher, Mrs. Rose Ballow, is a graduate of the University of Illinois. The school is an attractive little building 26 miles from the railroad out of Bouse. The pupils all live within a stone's throw of the school house.

The school at Swansea has been closed for two years while the mine was closed. In September of this year the school was re-opened with Miss Nellie Wagner, a Normal school graduate in charge. Some of the children have been in Swansea for two years without school privileges, and are so happy to have a school again and so eager to work, that they plan to do two year's work in one this year. This is possible where pupils are strong and eager and an efficient teacher has a small school.

The northern teachers look forward to coming to Yuma for the Institute in January.

C. LOUISE BOEHRINGER,  
County Superintendent.

## GERMANS CAPTURE AN IMPORTANT POSITION

(Associated Press)  
BERLIN, Dec. 8.—The Germans have captured an important hill top position from the French in the Champagne district.